

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Rosemont Survey District Inventory Number: F-2-080
3501-3642 Petersville Road
 Address: 1234-1326 Rosemont Drive City: Rosemont Zip Code: 21758
Point of Rocks, Md-Va/HarpersFerry-Va-Md-
 County: Frederick USGS Topographic Map: W.VA.
 Owner: multiple property owners Is the property being evaluated a district? X yes
 Tax Parcel Number: _____ Tax Map Number: 92 Tax Account ID Number: _____
 Project: Brunswick Crossing Development 200666892\N66902 Agency: U.S. Army Corps of Engineers
 Site visit by MHT Staff: X no _____yes Name: _____ Date: _____
 Is the property located within a historic district? _____yes X no

If the property is within a district

District Inventory Number: _____

NR-listed district _____yes Eligible district _____yes District Name: _____

Preparer's Recommendation: Contributing resource _____yes _____no Non-contributing but eligible in another context _____

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible X yes _____no

Criteria: _____A _____B X C _____D Considerations: _____A _____B _____C _____D _____E _____F _____G X None

Documentation on the property/district is presented in: MHT Inventory Form prepared by Janet L. Davis, Nov. 1991

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

*Please see continuation sheets for historical context discussion
 Please see continuation sheet 5 for Janet Davis's Map*

According to Janet Davis's 1991 inventory form: "The Rosemont Survey District is located in the town of Rosemont, an early 20th century planned suburb of Brunswick, Frederick County, Maryland which is now a separate incorporated town. The survey district is centered on the intersection of Petersville Road (MD Rt. 79) and Rosemont Drive and encompasses about 45 acres in a roughly linear district along both sides of Petersville Road with a perpendicular section along the north side of Rosemont Drive, which also includes a single house on the south side. The district contains approximately 44 principal structures, of which 33 (75%) are contributing resources. The district is entirely residential, with only a single modern church within the boundary. The single dwellings are on fairly large rectangular lots laid out in two separate original plats, Rosemont (1918) and Brunswick Heights (1920). The dwellings are mostly 1-1/2 and 2 stories in height, of frame construction with brick veneer, stucco, German siding, shingles, and weatherboard exteriors originally, although many houses now have aluminum, vinyl, or composition siding and roofing. The styles and types include Colonial Revival, Four-square Bungalow, and variations on traditional vernacular houses with English and American historical bases. There is one outstanding exception, a

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended _____
 Criteria: X A _____B X C _____D Considerations: _____A _____B _____C _____D _____E _____F _____G _____None
 Comments: _____

Jonathan Sages
 Reviewer, Office of Preservation Services
B. Kuntz
 Reviewer, NR Program

7/10/07
 Date
7/5/07
 Date

200701971

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

circa 1938-1939 International Style house at 3806 Petersville Road. At least two Sears, Roebuck & Company mail-order houses are located in the district, and others probably can be identified.

Most of the houses date from about 1920 to 1941, although some late 1940's houses conform to the pre-World War II appearances so well as to be indistinguishable in appearance from the earlier buildings. The siting of the houses conforms to an original covenant which specifies that no structure can be located within 75 feet of the main road, and the lots contain many mature trees and shrubs. The general appearance is of a well-maintained middle class suburb. The condition of the buildings is excellent and the 11 non-contributing houses are non-intrusive because of the large lots. A single modern church is located in the district, but is set well back from Petersville Road and does not break the streetscape appearance." (Section 7. Description)

Ms. Davis went on to write that "The Rosemont Survey District exemplifies the planned suburb of the early 20th century. Incorporating regular lot size, restrictive building covenants, and a variety of single dwellings. The planning is simple, oriented to the existing roads in the area, without sophisticated landscaping as in large-scale developments such as the suburbs of Baltimore and Washington, D.C. The architecture of the district gives a cross-section of traditional styles available to the middle class in the period 1920-1940. The bungalow, the four-square, and the Colonial Revival mansion are well-represented, and the availability of mail-order house plans in this period is reflected in the Sears, Roebuck & Company houses in the district. The presence of a single International Style house suggests the transition of the historically based revival style which predominated in the first quarter of the 20th century to the Modern style based largely on the International Style. The district contains parts of two suburb plats, Rosemont, developed by Howard M. Jones, and Brunswick Heights, planned by William O. Rau. Both were laid out in 1919 and 1920 and most of the houses in the district date from 1920-1940.

"Rosemont was one of two early 20th century suburbs to the town of Brunswick, which experienced rapid expansion in population as a result of the construction of the Baltimore and Ohio Railroad Switching Yards. The other suburb, New Addition (F-2-77), is a small 1906 working class section located just outside the western boundary of Brunswick. Intended to house the railroad workers, it has small closely built houses in the most developed forms, and is located within sight of the railroad line. Rosemont and Brunswick Heights, which combined after 1945 to form the single suburb, now the incorporated town of Rosemont, were by contrast intended for a wealthier class of owner. Still middle class in orientation, the lots were large enough to include the traditional outbuildings required such as garages, hog pens, and chicken houses, but the elevated site north of the Brunswick boundary was shown by the first houses built to be aimed toward a more leisured class-small business owners and professionals rather than laborers. The neatly styled Four-squares and bungalows which were built suggested up-and-coming young families, while the manor house appearance of some of the Colonial Revival houses further reflected the aspirations of the owners. The single avant-garde structure of the Kaplon House is perhaps the ultimate expression of social ambition." (Section 8-Significance) The Kaplon House was built by the owner of the largest department store in Brunswick, where his previous house was located. So, although the house is stylistically very different than the other houses in the district, it reflects the major characteristic of the district--- a early to mid-20th century planned suburban alternative to living in the much denser city, in this case Brunswick, where the suburb offered wealthier citizens who most likely worked in Brunswick, larger more open lots, with more expansive houses to enjoy the 20th century suburban ideal.

The district boundary along the east side of Petersville Rd. has been extended one lot south of Souder Rd. to include the 1937 house at 1320 Petersville. This colonial revival house is a gabled two story brick house with small paned windows and a distinctive scalloped half round arch or lintel above the front door. The house is unusual in that the bonding is entirely headers. Perhaps the most impressive feature is how far back the house sits from the road, at the end of a long driveway. Although not part of the original early 20th century planned community, the house in terms of its date of construction, revival details and massing, and setback from the road reflects the middle and upper class stylistic preferences and ambitions of the inhabitants of Rosemont.

The Rosemont Survey District is eligible for the National Register for two reasons. It is a largely intact collection of middle class residential architecture executed in a number of styles popular at the turn of the twentieth century. The houses and lots they sit on reflect the precise layout of the early twentieth century when the two planned developments, Rosemont and Brunswick Heights, were created. The new houses and alterations to old houses are limited in number and in visual effect,

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Continuation Sheet No. 2

leaving the sense of the original architecture and suburban planning clear to anyone passing through the area. The most prominent houses are located at the intersection of Rosemont Drive and Petersville Rd., demarcated by a stone wall, with the other houses being smaller and less ambitious in detail. Clearly articulated and still highly apparent are the early 20th century tastes in residential architecture and the middle class desire for planned suburban communities that are tightly organized in terms of layout and social order, and distinct from those erected for the less well off.

Overall Historic Context for Brunswick Region (in which Rosemont Survey District is located)

While European exploration, including surveying and purchasing of land, of western Maryland dates to the first decades of the 18th century, the area that is present-day Frederick County remained unsettled until about the 1730's, except for native tribes. The Proprietary Letter of 1732 encouraged settlement by farmers by offering large tracts with payment deferred for three years, and Frederick County in the period from 1730 to 1805 has been characterized by historians as undergoing "agrarian intensification." These early settlers were Pennsylvania Germans and these Protestants were subsequently joined by smaller numbers of English Catholics. According to the Frederick County Historic Plan (also the source of later quotes), "The amalgam of German and English influences is a characteristic of Western Maryland houses of the early and mid 18th century and some of its features, such as the hillside siting and a functional interior spatial disposition persisted through most of the 19th century."

In the late 18th century, Frederick County farmers had limited success with tobacco growing due to stony soil and the cost of transporting tobacco to coastal ports. So the farmers raised other crops.

Frederick County was formed from part of Prince George's County in 1748, three years after Frederick Town was platted. The town grew rapidly and was the second largest Maryland town in the late 18th century and in the same period Frederick was the state's second largest county.

The French and their native allies' victory over the British and colonial troops in the French- Indian War in the mid-1750's temporarily slowed growth in Frederick County, out of fear of Indian attacks, but growth due to new settlers resumed by the mid-1760's.

In 1776, Montgomery (on the east) and Washington (on the west) counties were carved out of Frederick County.

During the same period --- during the Revolutionary War ---- industries such as iron forges and foundaries and glass blowing were established in the county and spurred economic and population growth. By 1794 there were also 20 mills, one saw mill, one forge and one glass works in the county.

In 1790 Frederick County counted 26,937 whites, 213 free blacks, and 3,641 slaves. Sixty years later, the county had 33,314 whites, 2777 free blacks, and 3913 slaves. While the number of free blacks increased dramatically, as it did throughout all of Maryland, Frederick was one of the few counties that showed an increase in the number of slaves. From the late 18th century through the Civil War, Frederick County citizens were of divided loyalties.

In 1805 construction on the National Road through Frederick had been initiated and other turnpikes were undertaken to provide better roads from Frederick to Harper's Ferry and other outlying towns. Improvement in roads coupled with improved farm machinery, such as threshers and reapers, enabled large scale movement of farm products from Frederick County to the east, and manufactured goods were shipped west from the eastern towns/cities and ports to the farmers.

The most dramatic improvements to shipping farm goods and finished goods occurred with the construction of the C & O along the Potomac River and the B & O Railroad, roughly paralleling the National Road.

The railroad and canal both arrived in Brunswick (originally Berlin) in 1834, but very quickly the railroad became the dominant mover of produce and the other products between the various Frederick county mills and towns and the more eastern towns and cities. Despite the canal's initial success and economic influence it rapidly lost out to the railroad. To quote "A Walking tour of Historic Brunswick": "C & O Canal Lock No. 30. Two interpretive markers tell the story of early industry

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based on water power, that drew people to this area. The mills- such as C.F. Werner's- formed the nucleus around which Berlin grew... Lock No. 30 is dry now. No longer do coal-laden canal boats 'lock down' as the gates opened to let water out and lower the boat on its journey east, or 'lock up' on the return trip." Again quoting the "Walking tour" booklet: "Brunswick prides itself as a railroad town. In many ways, the Baltimore & Ohio Railroad built the Brunswick you see today. However, the B&O tracks didn't arrive in town until 1834, and the big expansion of the rail yard here- which made the B&O the town's largest employer for years - didn't happen until 1890 and again in 1905-06."

In 1850 the Bond Map showed the well-developed railroad and canal along with major north-south roads leading from Brunswick and its northern neighbor of Knoxville. The road that terminated at Knoxville ran east to Frederick and was from at least from the late 18th century known as Jefferson Pike or later US 340 and now MD 180. Through the 19th century and into the late 20th century it was the popular route for people traveling from Frederick and other parts of Maryland to West Virginia, especially Harper's Ferry and Charles Town. A few miles north of Brunswick the road cut through the small town of Petersville as did the other east- west route from Brunswick, which is Rt 17 or Petersville Road. While the houses along Petersville Rd. are more recent, at best early 20th century, several farms and farmsteads along Jefferson Pike (closest to Knoxville), for example the Deaver Farmstead, are at least as old as mid-19th century. A disjointed road runs between Petersville Road and Jefferson Pike and this road is approximated by the present Burkittsville Rd.

During the Civil War, two major battles took place in Frederick County, and Frederick Town was occupied at various times by Confederate and Union armies, and it was a hospital center throughout the war. Marauding troops, supposedly mostly Confederate raided farms, stealing food and animals.

After the Civil War, economic growth restarted, spurred by the use of newly available steam powered farm equipment. But only the more affluent farmers could afford this equipment or the gas powered tractors that became more common in the 20th century.

Starting in the 1870's, "in the industrial/urban dominance period, the most important agricultural development was the change from grains, produce, and livestock to dairy products for other than domestic use...The major events in agricultural and industrial development from 1870 to the 1920's had visible effects on the physical structure of farmsteads, villages, and towns. The use of steam, and later, gasoline-powered agricultural equipment required shelters in the farmsteads to protect the machinery. These were usually small frame sheds, often with open side for ease of access. Equipment sheds were sometimes attached to existing sheds, bank barns, and other buildings." Other buildings that were built were pull-through wagon shed/corn crib and silos, which became common by the 1890's. Creameries for the sanitary handling of milk also started to appear in the late 19th century.

In the late 19th to early 20th century, the variety of revival domestic architectural styles popular throughout the country were built in Frederick County or existing buildings were renovated to reflect newest styles. Sears Mail Order houses were common because the extensive network of railroads made it possible to bring the pre-cut and numbered lumber to the most isolated farm. In addition to other styles popular in the late 19th and early 20th century, the four-square caught on in Frederick County. "In the early 20th century, the Four Square house, with a generally square or rectangular plan topped by a hipped or pyramidal roof, became increasingly popular across the nation. Easily built and convenient to extend or embellish with porches, dormers, porte cocheres, and wings, the Four Square single dwelling and duplex house became a familiar part of the County's architectural scene. Bungalows achieved a modest showing, principally in or near the towns, but occasionally occurring in rural locations as well. The Four Square, with its usually full-height second story, was marginally more popular than the bungalow in farmsteads for new or replacement dwellings, but neither type was built in large numbers in the rural landscape." Concrete block construction was introduced in the 20th century as was electricity.

Of course the Depression slowed severely the economy, which only revived with the Second World War. Aside from military camps in the county, there was little building during the war. After World War II and the Korean War, major highway projects started throughout the country and effected roads in Frederick County. There was also a national shift from agriculture and fields were lost to highways and housing subdivisions. "Subdivisions began to appear at the edges of Frederick City, and both Brunswick and Frederick City began a series of annexations in the late 1960's." In 1970, Jefferson Pike was supplanted by a modern divided highway just north of it.

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Continuation Sheet No. 4

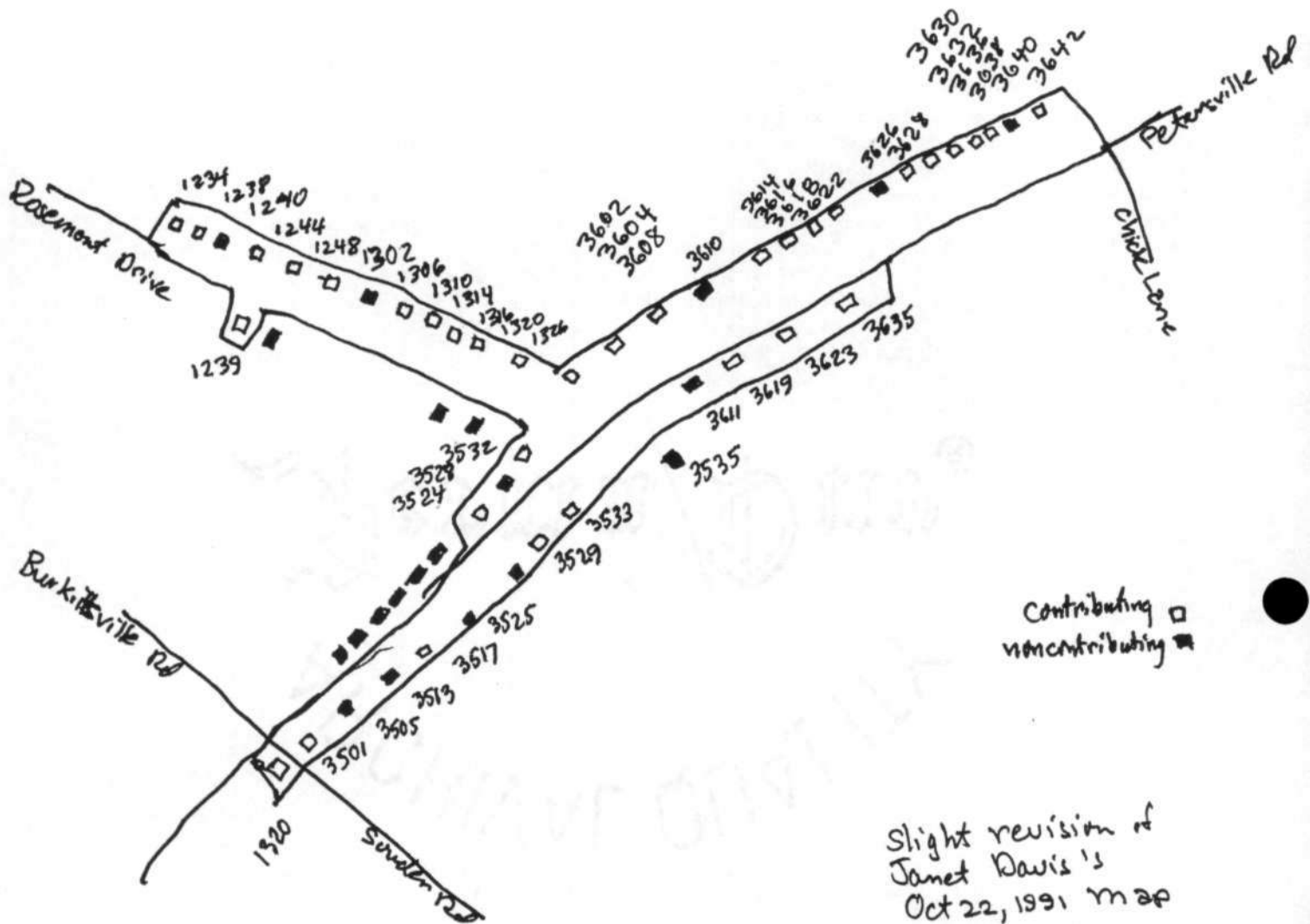
In sum, the history of Frederick County is that of a rural, agrarian county strongly affected by major transportation modes. At the local level the influence of transportation routes was even greater and the agrarian quality perhaps faded a little bit earlier. In Brunswick and surrounding areas, the strong rural, agrarian quality persisted into the late 1960's, but the impact of the B&O Railroad, with its roundhouse and other major structures at Brunswick, and to a lesser degree the C & O Canal and manufacturing in Brunswick had more influence than industry or commerce probably had in other rural parts of Frederick County. While the outlying areas of Brunswick did not develop commercially or even residentially the way Brunswick did, there was the spread of railroad worker housing north from Brunswick and by the early 20th century housing communities were planned for middle or perhaps even upper class people who worked or owned companies in Brunswick. After World War II the agrarian nature of the Brunswick region was seriously altered first by the construction of largely brick one story residences for people who commuted not only to Brunswick but to much more distant work sites. This erosion of the farm setting was further seriously undermined by the construction in 1970 of the new divided highway which cut through what had previously been farm land. Also, Jefferson Pike, as a major connector between Frederick and Harper's Ferry and Charles Town (especially its race track), starting in the 19th century, developed as a mix of farmsteads with some fine 19th century homesteads and transportation related buildings such as the two motor courts and night club at the northern end of Jefferson Pike in the Brunswick Region.

Prepared by: William Lebovich

Date Prepared: February 2007

Rosemont Survey District

F-2-080



Slight revision of
Janet Davis's
Oct 22, 1991 map
no scale

Response to questions raised by MHT reviewer

When Janet Davis surveyed the district, she prepared a map showing contributing and non contributing buildings. This map was reviewed in the field by this surveyor who agreed with her findings. The few houses that had been altered by new windows or alterations to facing, still retained their original massing and openings, and the original facing material and patterns were still apparent. Ms. Davis's map showing contributing and non contributing is attached as is her description of representative buildings (next page).

The most serious alteration occurred with the Kaplon House, where a gable roof was added to the original flat roof. What is meant by "mohome" is unknown to this surveyor, but it is absolutely clear that this house was an American interpretation of the International Style, especially those houses erected by Gropius for the Bauhaus masters. This house has the flat wall treatment, varied window treatment, irregularly placed as were small wings, and use of industrial materials, such as piping that are characteristic of the 1920's work of the Germans and LeCorbusier. Perhaps, being in the furniture business Mr. Kaplon wanted to show that he was aware of the current trends in an allied field, domestic architecture. There is no evidence that Kaplon or anyone else in Brunswick was interested in using early versions of modular houses, such as seen at Quantico Marine Base. By a strange coincidence, when the Nazis came to power they doctored photographs of International Style housing developments by putting gable roofs on the houses.

Consistent with the writings of urban historians such as Sam Bass Warner and Kenneth Jackson, Rosemont Survey District represents a continuation of the late 19th and early 20th century movement by wealthy people to leave what was then viewed as dangerous, dirty, and lower-class infested cities and move to less dense, less noisy, and cleaner new developments to offered the benefits of living in the country without being as far out as the country. As so well described by William Dean Howells in his contemporary novels, such suburban communities offered the benefits of being close enough for the male head of the family to daily commute to work easily, but yet far enough out of the city to eliminate the problems (social and physical) of living and raising a family in the city and offer the benefits of the country. That the B&O railroad yard expanded in the early 20th century no doubt contributed to the continued prosperity of its largely blue collar workers and the merchants and professionals working in Brunswick whom these workers patronized. But there is no evidence of a more direct connection between the inhabitants of Rosemont and the railroad. For example, there is no evidence that any higher level employees of the railroad lived in Rosemont.

But if the railroad line had not been so close it is unlikely that so many Sears houses and other such mail order houses would have been built as the house kits were moved by train, and than brought to the building site, by wagons.

"Swank House, 3532 Petersville Road is a two-story brick house with a cross gable roofline and a broad three-sided one story porch. The four-bay southeast elevation has large, floor to ceiling windows flanked by louvred shutters. The second story windows have 4/1 sash with the vertical muntins typical of the first quarter of the 20th century. Built about 1920 for a hardware dealer in Brunswick, it is located on one of the lots on the southwest corner of Petersville and Rosemont, a section of the district which was purchased individually from the Shafer Farm.

3529 Petersville Road: The two-story brick Colonial Revival house has five bays with a semi-circular entrance porch, a hipped roof with a bellcast, and three dormers in the west elevation. A porte-cochere on the south elevation is complemented by a sun porch on the north side. Each of the main elevation windows is flanked by louvred shutters with cut-out decorative motifs. Built about 1925, this house was identified by Mary Margrave, a Frederick County historian, as a Sears mail order house. Its model has not yet been identified, but its size and finish suggest it was one of the "Honor Bilt" line, which featured more thoroughly detailed manufactured parts and materials.

Porter House, 3628 Petersville Road: Built in 1947 by Burgess Porter, who still occupies the house, this 1 ½ story brick house has steeply pitched gables on the southeast elevation sheltering an open porch and the recessed arched doorway. The door is also arched with strap hinges and vertical flush boards. Similar to many of the mail-order cottages of the 1920's and 1930's, it has a picturesque appearance which is typical of many of the houses in the survey district. The house was built on the southern half of Lot 16 of Brunswick Heights, a variation in the original lot size which is fairly common along the upper reaches of Petersville Road in the Brunswick Height section.

3630 Petersville Road: Built about 1925-1930 on the northern half of lot 16, this is a 1 ½ story frame bungalow with a gable façade and one-story porch with shed dormers on the north and south roof slopes. The siding is weatherboards and the roof is composition. The porch has square tapering columns, a common feature in the bungalow house. A three-part window is located in the southeast elevation gable at the upper level. This house is a good representative of the many bungalows in the district, although the design and replacement materials varies with each.

3636 Petersville Road: Another version of the bungalow type, this is a circa 1925-1930 brick veneered, 1 ½ story house with the gable roof paralleling the street. An integral one-story porch has square tapered columns. A projecting gable section on the south elevation has a group of three 4/1 windows flanking an exterior brick chimney. A single dormer with paired 1/1 windows is in the southeast slope of the roof. Most notable about this bungalow is the unusual green ceramic tile roof, a common feature in bungalows of the 1920's and 1930's, but seldom found in Frederick County examples of this type.

Kaplon House, 3608 Petersville Road: The only Modern style house in the contributing resources of this district, the Kaplon House was built by Myer Kaplon, a furniture dealer in Brunswick, in about 1937-8. It is a good representative of the International Style, having the boxlike appearance, flat roof, metal exterior and casement windows, integral garage, and pipe railings which were typical of the style. Currently painted beige, the exterior was unpainted when new. The architect's name is not yet known. The Kaplon House is one of the few International Style house in Frederick County, and, in fact, may prove to be unique as the survey is completed."

TOPD map printed on 02/15/07 from "topd"

77°40'00" W

77°39'00" W

77°38'00" W

WGS84 77°37'00" W

39°21'00" N

39°21'00" N

39°21'00" N

39°20'00" N

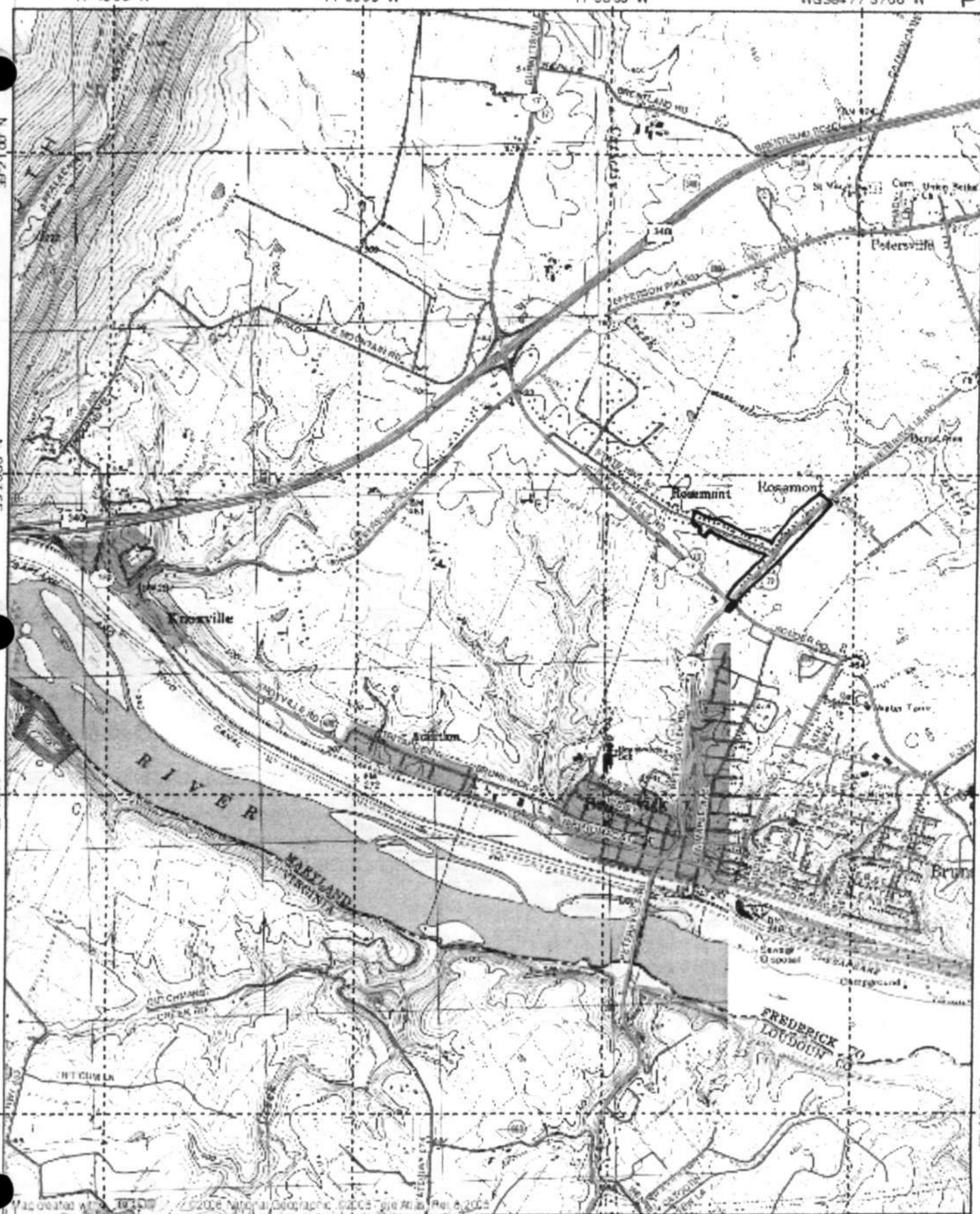
39°20'00" N

39°19'00" N

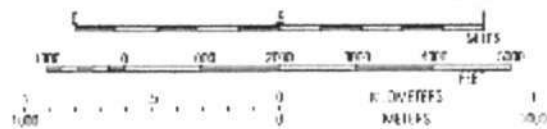
39°19'00" N

39°18'00" N

39°18'00" N



NATIONAL
GEOGRAPHIC



USGS: Harpers
Ferry-W.VA-
VA-MD /
Point of View
MD-VA.



F-2-080

Rosemont Survey
District

Rosemont
Frederick Co.
MD

B. LeBaron
May 2007



F-2-080

Rosemont Survey

District

Rosemont

Frederick Co

MD

B. LeBouch

May 2007



F-2-080
Rosemont Survey
District
Rosemont
Frederick Co
MD

B. Lebovich
May 2007



F-2-080
Kaplan House
Rosen & Sonney
District
Rosen &
Frederick Co
MD

Bill Lebarich
May 2007



F-2-080

Kaplan House
Rosemont Survey
District

Rosemont
Freeland G

MD

B Lebauch
May 2007



F-2-080

Rosemont Survey
District

Rosemont
Frederick Co.
MD

B. Lebowich
May 2017



F-2-080

Rosemont Survey
District

Rosemont
Frederick Co.
MD

Bi Lebond
May 2007



F-2-080

Rosemont Survey
District

Rosemont
Frederick Co.
MD

B. Leberich
May 2007



F. 2-080

Rosemont Survey
District

Rosemont
Frederick Co.
MD

B. Labovich
May 2017



F-2-080

Rosemont Survey
District

Rosemont
Frederick Co.
MD

B. Leborich
May 2007



F-2-080

Rosemont Survey

District

Rosemont

Frederick Co.

MD

B. Lohovich

May 2007



F2-080

Robert
C. Miller

1000 1st
Department
1000 1st St
F.10

1000 1st St

Dec 2006



F-2-080

1st 2nd

Salisbury Vt. 1882

1882 1882

1882 1882

1882

1882 1882

Dec 1886



5-2-080
Account
Sunny, District
K-02-01
Sunny District Co
K-02-01

5-2-080
Sunny District
K-02-01



F-3-080

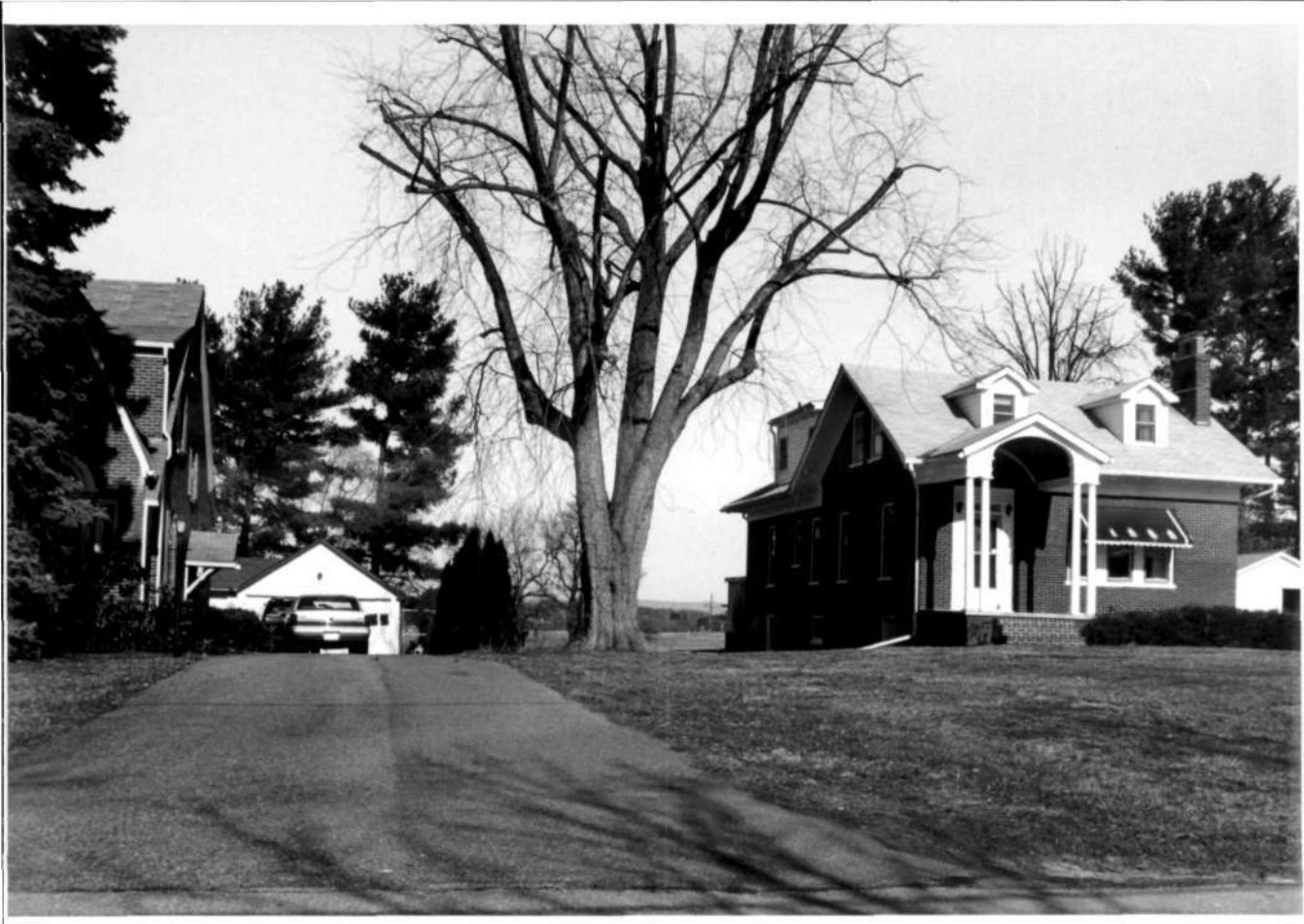
Deseunt
Surgeon
District
Deseunt
Frederick Co.
Md.

Bill Leavick
Dec 2016



F-2-080
Rosemont
J. L. L. L.
District
Rosemont
Frederick Co
MD

W. L. Leberich
Dec 2006



F-3: 080

Greenland
Fox Bay District

Waterfront

Franklin Co.

1988

John Belovich

Nov 2006

F-2-80
Rosemont Survey District
Rosemont
Private

1919-1941

The Rosemont Survey District is located in the town of Rosemont and incorporates the most concentrated area of houses built about 1920-1941 in the two early suburbs, Rosemont and Brunswick Heights, which make up the present town. The district has about 45 acres laid out along Petersville Road and Rosemont Drive and includes about 33 contributing resources. The houses are single dwellings in Colonial Revival, bungalow, Four-square, and traditional historical styles. Most are 1-1/2 to 2 stories with porches, gable roofs, and deep setbacks from the roads. A single International Style house is a unique departure from the traditional styles represented in the suburb. The district also includes several examples of mail-order houses, a housing source which flourished in the period 1900-1941. Rosemont is a good representative of a middle class suburb, with the variety of architectural styles and materials found in the typical suburb of the period, and founded as a result of development in a nearby urban area. Rosemont is one of two early 20th century suburbs of Brunswick, the other being New Addition, a 1906 working class neighborhood.

F-2-80

Rosemont; Brunswick Heights

Rosemont

Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

(Harford, Baltimore, Carroll, Frederick, Howard, Montgomery
Counties, and Baltimore City)

Chronological/Development Period:

Industrial/Urban Dominance A.D. 1870-1930

Modern Period A.D. 1930 - Present

Prehistoric/Historic Period Themes:

Architecture, Landscape Architecture and Community Planning

Resource Types:

Category: District

Environment: Suburban

Function and Use:

Domestic/single dwelling/residence

Known Design Source: None

Maryland Historical Trust
State Historic Sites Inventory Form

M 92
MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. F-2-80

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Rosemont; Brunswick Heights

and/or common Rosemont Survey District (preferred)

2. Location

street & number 3501-3642 Petersville Rd.;
1234-1326 Rosemont Drive

☐ not for publication

city, town Rosemont ☐ vicinity of congressional district 6th

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Multiple property owners

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber

street & number 100 W. Patrick Street folio

city, town Frederick state Maryland 21701

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. F-2-80

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 33

The Rosemont Survey District is located in the town of Rosemont, an early 20th century planned suburb of Brunswick, Frederick County, Maryland which is now a separate incorporated town. The survey district is centered on the intersection of Petersville Road (MD Rt. 79) and Rosemont Drive and encompasses about 45 acres in a roughly linear district along both sides of Petersville Road with a perpendicular section along the north side of Rosemont Drive, which also includes a single house on the south side. The district contains approximately 44 principal structures, of which 33 (75%) are contributing resources. The district is entirely residential, with only a single modern church within the boundary. The single dwellings are on fairly large rectangular lots laid out in two separate original plats, Rosemont (1918) and Brunswick Heights (1920). The dwellings are mostly 1-1/2 and 2 stories in height, of frame construction with brick veneer, stucco, german siding, shingles, and weatherboard exteriors originally, although many houses now have aluminum, vinyl, or composition siding and roofing. The styles and types include Colonial Revival, Four-square, Bungalow, and variations on traditional vernacular houses with English and American historical bases. There is one outstanding exception, a circa 1938-39 International Style house at 3806 Petersville Road. At least two Sears, Roebuck & Company mail-order houses are located in the district, and others probably can be identified. Most of the houses date from about 1920 to 1941, although some late 1940's houses conform to the pre-World War II appearance so well as to be indistinguishable in appearance from the earlier buildings. The siting of the houses conforms to an original covenant which specifies that no structure can be located within 75 feet of the main road, and the lots contain many mature trees and shrubs. The general appearance is of a well-maintained middle class suburb. The condition of the buildings is excellent and the 11 non-contributing houses are non-intrusive because of the large lots. A single modern church is located in the district, but is set well back from Petersville Road and does not break the streetscape appearance.

The plat of Rosemont included 208 acres located between the present Souder Road, Petersville Road, Little Catocin Creek, and the present eastern lot lines of properties on Chick Lane in its north-south leg. There were 56 rectangular lots, with No. 1 being at the northeast corner of Souder and Petersville, where the present 3501 Petersville Road stands, a circa 1915 brick house which is shown on the original plat. A negative photocopy of the plat is available in the Frederick County Planning & Zoning Department, Historic Sites Survey, and in the Frederick County Land Records, Plat Book 1, Pg. 95. The plat was not reproduced as an attachment due to its poor legibility. Brunswick Heights (copy of plat attached) was laid out in late 1919 as an L-shaped suburb of 46 lots of 90 ft. by 360 ft. on the northwest side of Petersville Road and the north side of Rosemont Drive. Neither of these suburbs were fully developed and the survey district includes the most concentrated grouping of those houses which were built by 1941. The area along Chick Lane (New York Avenue on the Rosemont plat) is not included because of the generally later date of the existing buildings. The west end and south side of Rosemont Drive also has primarily post-1945 houses.

(Continued on separate sheet)

8. Significance

Survey No. F-2-80

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates C. 1919-1941 Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Rosemont Survey District exemplifies the planned suburb of the early 20th century, incorporating regular lot sizes, restrictive building covenants, and a variety of single dwellings. The planning is simple, oriented to the existing roads in the area, without sophisticated landscaping as in large-scale developments such as the suburbs of Baltimore City and Washington, D. C. The architecture of the district gives a cross-section of traditional styles available to the middle class in the period 1920-1940. The bungalow, the four-square, and the Colonial Revival mansion are well-represented, and the availability of mail-order house plans in this period is reflected in the Sears, Roebuck & Company houses in the district. The presence of a single International Style house suggests the transition of the historically based revival styles which predominated in the first quarter of the 20th century to the Modern style, based largely on the International Style. The district contains parts of two suburb plats, Rosemont, developed by Howard M. Jones, and Brunswick Heights, planned by William O. Rau. Both were laid out in 1919 and 1920 and most of the houses in the district date from 1920-1940.

Rosemont was one of two early 20th century suburbs to the town of Brunswick, which experienced rapid expansion in population as a result of the construction of the Baltimore and Ohio Railroad Switching Yards. The other suburb, New Addition (F-2-77), is a small 1906 working class section located just outside the western boundary of Brunswick. Intended to house the railroad workers, it has small, closely built houses in its most developed form, and is located within sight of the railroad line. Rosemont and Brunswick Heights, which combined after 1945 to form the single suburb, now the incorporated town of Rosemont, were by contrast intended for a wealthier class of owner. Still middle class in orientation, the lots were large enough to include the traditional outbuildings required, such as garages, hog pens, and chicken houses, but the elevated site north of the Brunswick boundary was shown by the first houses built to be aimed toward a more leisured class--small business owners and professionals rather than laborers. The neatly styled Four-squares and bungalows which were built suggested up-and-coming young families, while the manor house appearance of some of the Colonial Revival houses further reflected the aspirations of the owners. The single avant-garde structure of the Kaplon House is perhaps the ultimate expression of social ambition.

9. Major Bibliographical References

Survey No. F-2-80

King, Marina. Sears Mail-Order House Survey in Prince George's County, Maryland. Maryland National Capital Park and Planning Commission, Spring 1988.
Land Records of Frederick County
Margrave, Mary, telephone interview, Nov. 14, 1991
Porter, Mr. Burgess, personal interview, November 15, 1991.

10. Geographical Data

Acreage of nominated property 45 acres

Quadrangle name Harpers Ferry, Va.-Md.-W. Va./Point of Rocks, Md.-Va. Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

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Zone Easting NorthingB

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Zone Easting NorthingC

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Approximate boundary as shown on attached sketch map including parts of original plan developed between C. 1920-1941.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Janet L. Davis, Historic Sites Surveyor

organization Frederick County Planning & Zoning Dept. date November 1991

street & number 12 E. Church Street telephone 696-2958

city or town Frederick state Maryland 21701

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCE
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2022
301-514-7600

7.1 Description (Continued)

Following are brief descriptions of representative buildings in the district:

Swank House, 3532 Petersville Road: This is a two-story brick house with a cross gable roofline and a broad three-sided, one-story porch. The four-bay southeast elevation has large, floor to ceiling windows flanked by louvred shutters. The second story windows have 4/1 sash with the vertical muntins typical of the first quarter of the 20th century. Built about 1920 for George Swank, a hardware dealer in Brunswick, it is located on one of the lots on the southwest corner of Petersville and Rosemont, a section of the district which was purchased individually from the Shafer farm which occupied the area south of Rosemont Drive.

3529 Petersville Road: The two-story brick Colonial Revival house has five bays with a semi-circular entrance porch, a hipped roof with a bellcast, and three dormers in the west elevation. A porte-cochere on the south elevation is complemented by a sun porch on the north side. Each of the main elevation windows is flanked by louvred shutters with cut-out decorative motifs. Built about 1925, this house was identified by Mary Margrabe, a Frederick County historian, as a Sears mail-order house. Its model has not yet been identified, but its size and finish suggest it was one of the "Honor Bilt" line, which featured more thoroughly detailed manufactured parts and materials.

Porter House, 3628 Petersville Road: Built in 1947 by Burgess Porter, who still occupies the house, this 1-1/2 story brick house has steeply pitched gables on the southeast elevation sheltering an open porch and the recessed arched doorway. The door is also arched with strap hinges and vertical flush boards. Similar to many of the mail-order cottages of the 1920's and 1930's, it has a picturesque appearance which is typical of many of the houses in the survey district. The house was built on the southern half of Lot 16 of Brunswick Heights, a variation in the original lot size which is fairly common along the upper reaches of Petersville Road in the Brunswick Heights section.

3630 Petersville Road: Built about 1925-30 on the northern half of Lot 16, this is a 1-1/2 story frame bungalow with a gable facade and one-story porch with shed dormers on the north and south roof slopes. The siding is weatherboards and the roof is composition. The porch has square tapering columns, a common feature in the bungalow house. A three-part window is located in the southeast elevation gable at the upper level. This house is a good representative of the many bungalows in the district, although the design and replacement materials varies with each.

3636 Petersville Road: Another version of the bungalow type, this is a circa 1925-30 brick veneered, 1-1/2 story house with the gable roof paralleling the street. An integral one-story porch has square tapered columns. A projecting gable section on the south elevation has a group of three 4/1 windows flanking an exterior brick chimney. A single dormer with paired 1/1 windows is in the southeast slope of the roof. Most notable about this bungalow is the unusual green ceramic tile roof, a common feature in bungalows of the 1920's and 1930's, but seldom found in Frederick County examples of the type.

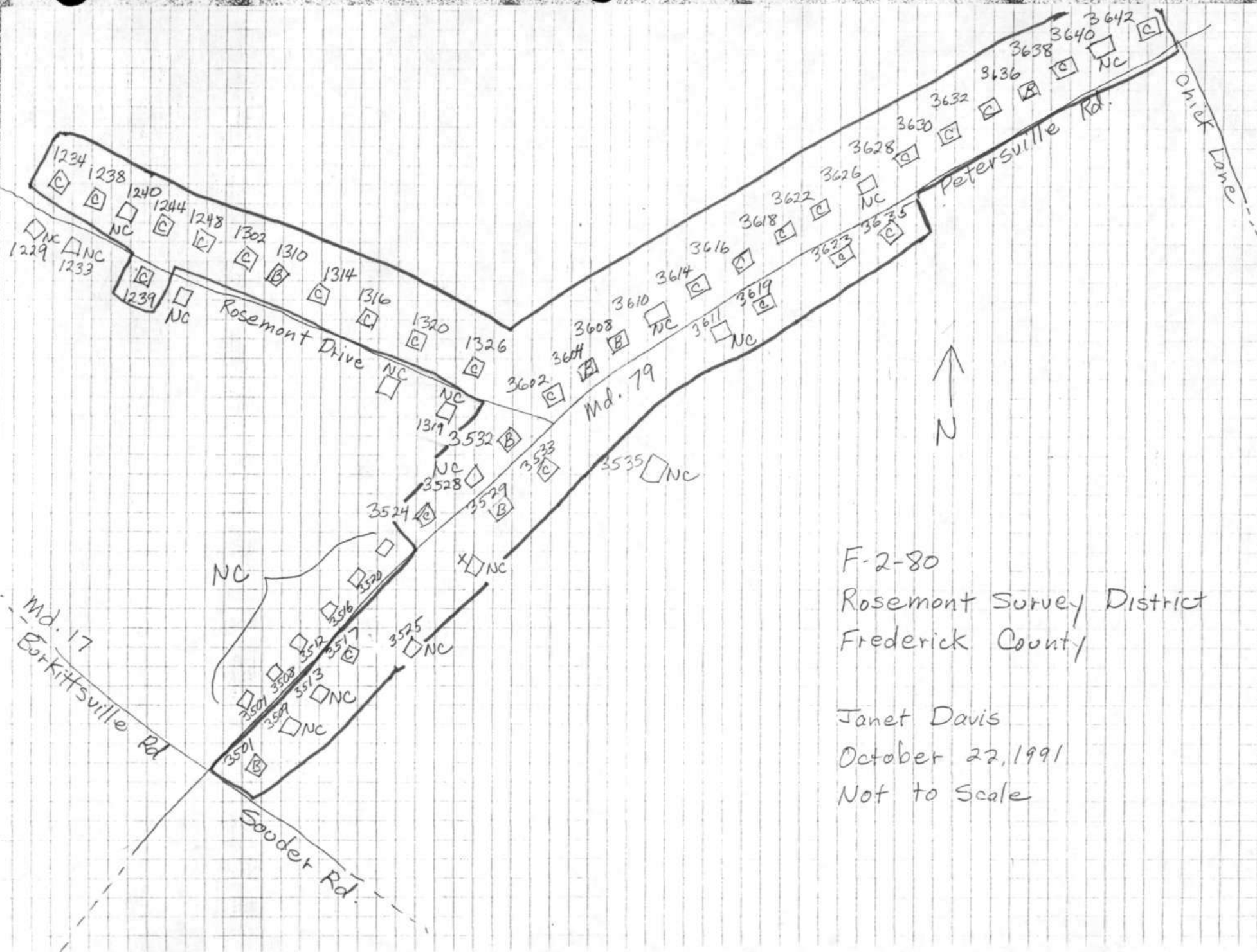
7.2 Description (Continued)

Kaplon House, 3608 Petersville Road: The only Modern style house in the contributing resources of the district, the Kaplon House was built by Myer Kaplon, a furniture dealer in Brunswick, in about 1937-38. It is a good representative of the International Style, having the box-like appearance, flat roof, metal exterior and casement windows, integral garage, and pipe railings which were typical of the style. Currently painted beige, the exterior was unpainted when new. The architect's name is not yet known. The Kaplon House is one of the few International Style houses in Frederick County and, in fact, may prove to be unique as the survey is completed.

Rosemont LIBER/Folio	Sunney District GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
3608 Petersuelli Rd. 1158/238 Sept. 81	Fred & Bernice L. Cornwell	Morton J. Kaplon & Bernice K. Lemire Berman	Lot 24, Rosemont	\$60,000	
1084/286 23 May 79	Morton J. Kaplon & Bernice K. Lemire Berman	Morton J. & Bernice Kaplon Berman ^{brother} ^{sister} pers. repr. of estate of Myer Kaplon, dec.	" "		
402/256 22 Jun 36	Myer & Oshyie Kaplon	Annie Kaplon et al trading as V. Kaplon Co.	" "		
380/361 16 Sept 31	Annie, Myer, Lennie & Abram Kaplon trading as V. Kaplon Co.	Victor Kaplon & wife Ida E.	7th lot mentioned in deed		
346/251 1 Apr 20	Victor & Ida Kaplon	Wm. O. Raw	Lot 24 in Brunswick Hgts plat by Emory C. Green 13 Dec 1919 5TH 116 Plat		
3602 Petersuelli Rd. 825/104 18 May 70	Eugene & Mary Lou Green	C. Margaret Zechar, exec. of last will of Helen S. Boyce	Lot 26 in Brunswick Hgts	\$16,300	
442/160 14 Apr 44	Helen S. Boyce	Wm. O. & Minnie L. Raw	Lot 26		
331/189 31 Mar 20	Wm. O. Raw	Charles M. Joudes			

LIBER/10	GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
3532 Petersville Rd. 1339/424 16 May 86	Laurie Menzyl	Howard W. Arnold, Pers. rep. of estate of Norman A. Piper		\$114,000	
745/315 18 Apr 66	Norman A. Piper	Chas. H. + Catherine C. Ausherman			
482/386 15 Feb 50	C. C. + C. C. Ausherman	Ruth Coblenz Swank, undiv.			
442/582 5 Aug 44	George D. + Ruth C. Swank	Dorothy E. Keyes			
442/581 5 Aug 44	Dorothy E. Keyes	George Swank			
336/81 30 Dec 19	George + Ruth Swank	Charles W. + Ora L. Shaffer			
Will Record CESI/302 7 Dec 01	Sarah A. Shaffer	Daniel Shaffer	part of farm devised to Shaffer by Joseph E. Harkey trustee		
3604 Petersville Rd. 1276/526 28 Mar 85	Lot #25 J. Stephen + Karen Harkman	Ellen S. Grass, pers. rep. of estate of Chas. A. Grass dec.		\$75,000	
1169/877 5 Apr 82	Ellen S. Grass, pers. rep	Ellen S. Grass			

LIBER/FO	GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
3604 Petersculle Rd. (cont.)					
378/559 22 May 31	Charles A. Gross	Annie W. & Joseph S. Kearfott			
362/411 21 May 27	Annie W. Kearfott	Harvey E. & Florence M. Wilt			
342/185 2 Feb 23	Harvey E. & Florence M. Wilt	John E. & Medora E. Brady			
336/164 6 Aug 21	John E. & Medora E. Brady	Michael Carey			
335/38 1 Apr 20	Michael Carey	Wm. O. Rau	" taken that any That the front building line of any dwelling erected on said lot shall be no nearer than 75' from fence or edge of road; all chicken houses, log pens, stables or privies shall be located 1 foot from edge of property line said building line		
3628 Petersculle Rd. 449/249 18 Jun 45	Burgess C. Porter & E. Lucille Porter	Luther B. & Vivian L. Dair	southern half of Lot 16, 45' x 360'		
354/366 29 Aug 25	Luther B. Dair	Ralph E. Culler & Share R. Culler & Harry Wise	entire Lot 16		
338/19 24 May 21	Ralph E. Culler & Harry Wise	Frank C. Cover & Irene Cover			

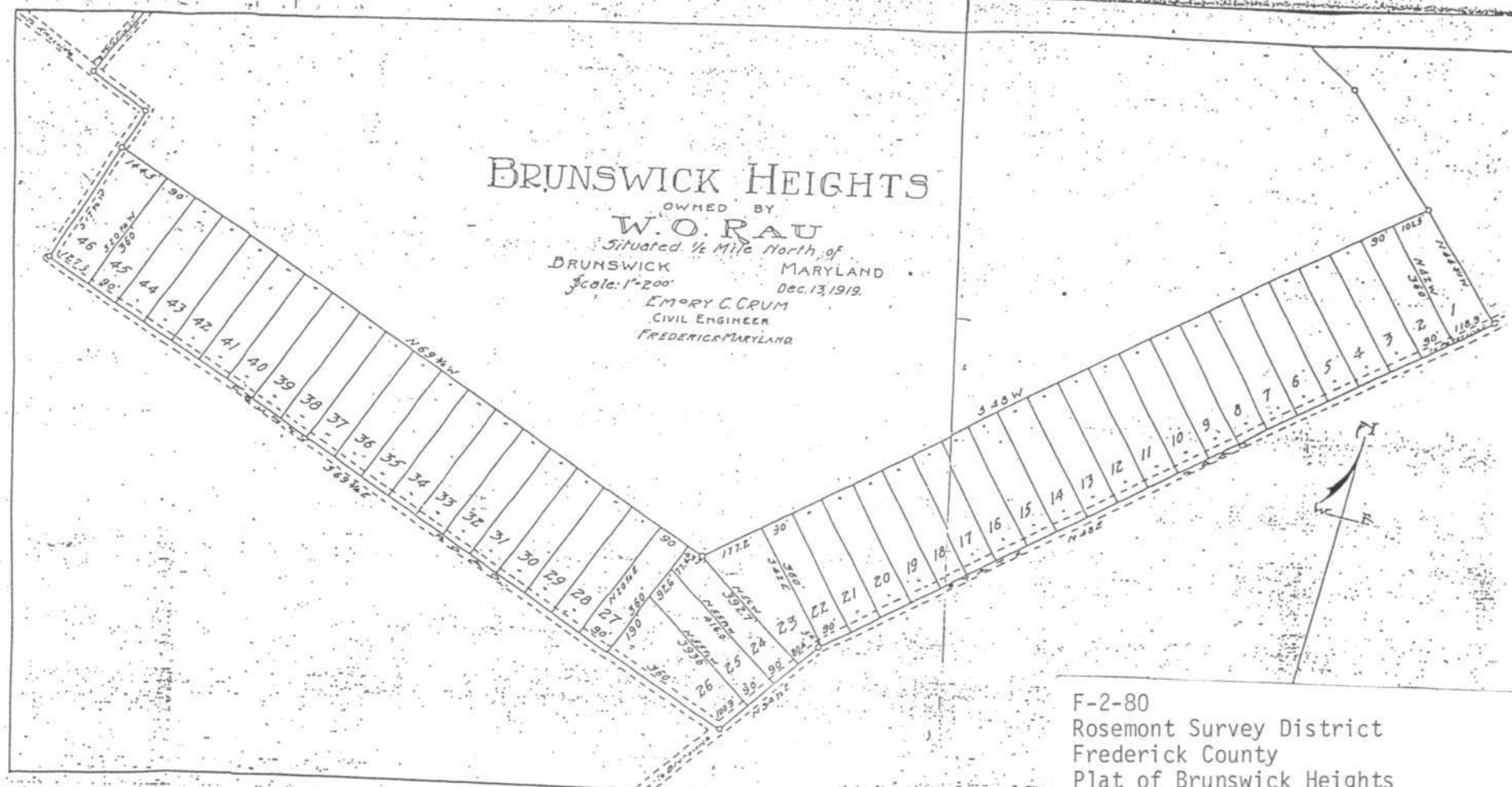


F-2-80
Rosemont Survey District
Frederick County

Janet Davis
October 22, 1991
Not to Scale

BRUNSWICK HEIGHTS

OWNED BY
W. O. RAU
 Situated 1/2 Mile North of
 BRUNSWICK MARYLAND
 Scale: 1"=200'
 Dec. 13, 1919.
 EMORY C. CRUM
 CIVIL ENGINEER
 FREDERICK MARYLAND



F-2-80
 Rosemont Survey District
 Frederick County
 Plat of Brunswick Heights
 Section of present Rosemont,
 Plat Book STH 116, 1919
 Frederick County Land Records



F-2-80
Rosemont Survey District
Frederick County
USGS Harpers Ferry, Va. - Md. - W.Va./Point
of Rocks, Md. - Va.
1:24000



F-2-80

Rosemont Calif 10/12/80

Fresno - 100 - 1

Photo: Janet Davis

October 1981

Neg. loc.: 100. SHPO. 100. 100. 100.

Streetscape view, North and Interstate Road at
Intersection of Highway 100.

1/8



F-2-80

Rosemont Jersey District

Frederick County

Photo: Janet Davis

October 1991

Neg. 156 - 11" x 14" - 11/18/91 - 11/18/91

Street scene view west of Rosemont from
vicinity of Petersville Road, Maryland.

2/8



F. 2-80

Rosemont Survey District

Fredrick Jones

Photo: Janet Davis

October 1977

1000 ft. elevation, 11/10/77, Greenville, S.C.

Swampy area, 1000 ft. elevation, 11/10/77, Greenville, S.C.

2/2



F-2-20

Rosemont Survey District

Frederick Co. #1

Profr: 1000 + 1000

October 27

1000 + 1000 = 2000

3602-3603 Peter's 1000 + 1000 = 2000

1/8



F-2-80

Boeing & May Day

Production only

Photo: "west" side.

October 21

Neg. Jan. 1970 - 10. (Grasshopper)

31.21 F. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.

5/8





F-2.80

F-2.80

Friedrich

Photo

October

Reg. loc. 114. 3170. (Gross)

Kaplan

...

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7.2.80

Received from [unclear] [unclear]

Find [unclear] [unclear]

Photos [unclear] [unclear]

October 1991

Reg. [unclear] [unclear] [unclear] [unclear]

[unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

[unclear]